



**£ 295000**

**2 Bed House - Mid Terrace, Southlands, Chineham, Basingstoke**

Barons Estate Agents are delighted to present to the market WITH NO ONWARD CHAIN this two bedroom terrace family home, situated in Chineham. Internally on the ground floor, the property has an entrance porch, cloakroom, modern kitchen/dining room and spacious lounge. Upstairs there are two bedrooms and a family bathroom. Externally, the property boasts an allocated parking space, directly in front of the property and an enclosed rear garden with a garden room. Additional benefits include a quiet cul de sac location, gas central heating, double glazing throughout. An early viewing is highly advised to avoid disappointment.

## Location

Southlands is situated in Chineham, one of Basingstoke's most desired residential areas. Amenities near by include Chineham shopping centre which offers an Iceland, Marks & Spencer, Tesco and a host of other shops and restaurants. Basingstoke town has an abundance of amenities which include the award winning Festival Place shopping centre along with a vast selection of eateries, theatres, a museum and bars. There is a mainline train to London Waterloo in 45 minutes, A33 and M3 access within a short drive along with the beautiful Hampshire countryside offering walks, golf courses, historical sites and local pubs.

## Tenure

Freehold

## Council Tax

Band C

## Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏠 KEY POINTS & FEATURES

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🏠 2 Bedrooms

🏠 Lounge

🏠 Garden Room

🏠 Bathroom

🏠 Kitchen / Dining Room

🏠 Parking to Front

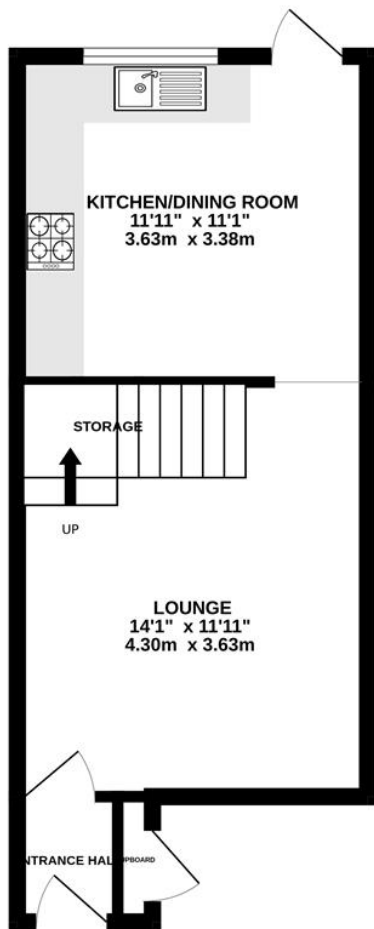
🏠 Entrance Porch

🏠 Double Glazed

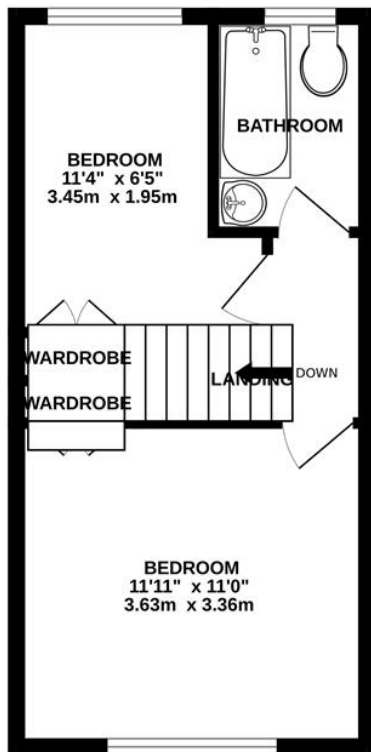
🏠 No Onward Chain



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024